

Buffalo Erie Niagara Land Improvement Corporation

Town and Village
Land Bank Orientation
January 28, 2013

Maria Whyte
Commissioner

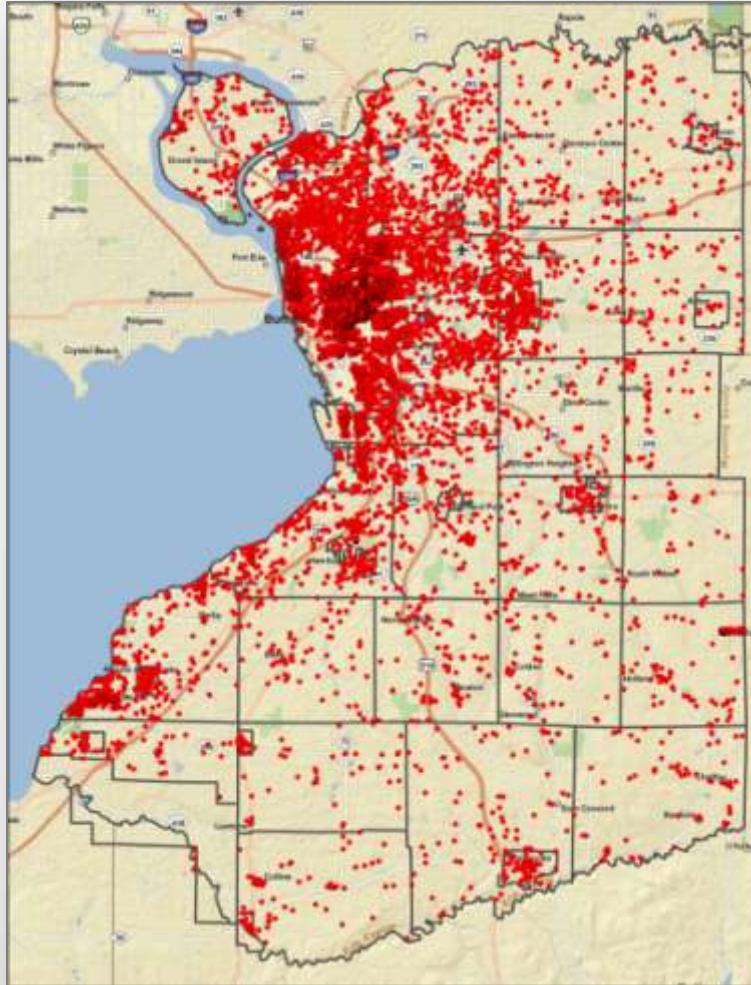
Erie County Department of Environment and Planning



What is the problem?

- Massive tax-delinquency in Erie County
 - 77,776 County tax liens with a balance of \$57.8 million
- Antiquated and disconnected systems
 - Regional approaches to land use and management of distressed properties is limited, if not non-existent.
 - County as FGU makes towns and villages whole but has no role in code enforcement, assessment, or planning
- Weak economic conditions
 - Economic contraction continues to plague the region
- History of population loss
 - Our regional population has declined 15.8% since its population peaked in 1970.
- Obsolete housing stock and increased vacancy
 - Population decline + new home construction = increased vacancy, abandonment and tax-delinquency and persistently weak demand for older housing stock
- Contagious blight
- Deterioration of property
- Mortgage/Housing Crisis and Market Destabilization

Liens in Erie County



- 77,776 liens
- \$58,838,504 owed to Erie County
- The spatial distribution of tax liens makes it obvious that this is a regional, not just a central city or urban issue

Vacant Properties



Not every lien results in a vacant property, but every vacant property has the potential to become an **EXPENSIVE** problem:

- Lost property value and tax revenue
- Increased fire/police/health services
- Decreased neighborhood morale
- A cycle of disinvestment.

Why land banking?

America needs a change in orientation regarding
vacant and abandoned land

Old thinking:

*Nuisance, surplus, annoyance; regulate, enforce,
liquidate*

Emerging thinking:

Asset, opportunity, investment, real estate

New reality:

*Vacant land revitalization is essential to **our** economy*

Roles of Land Banks

- Rational alternative to the public auction
- Agent to catalyze local and regional land use goals
- Land assembly
- Title clearance
- Developer
- Partner
- Landlord
- Financier

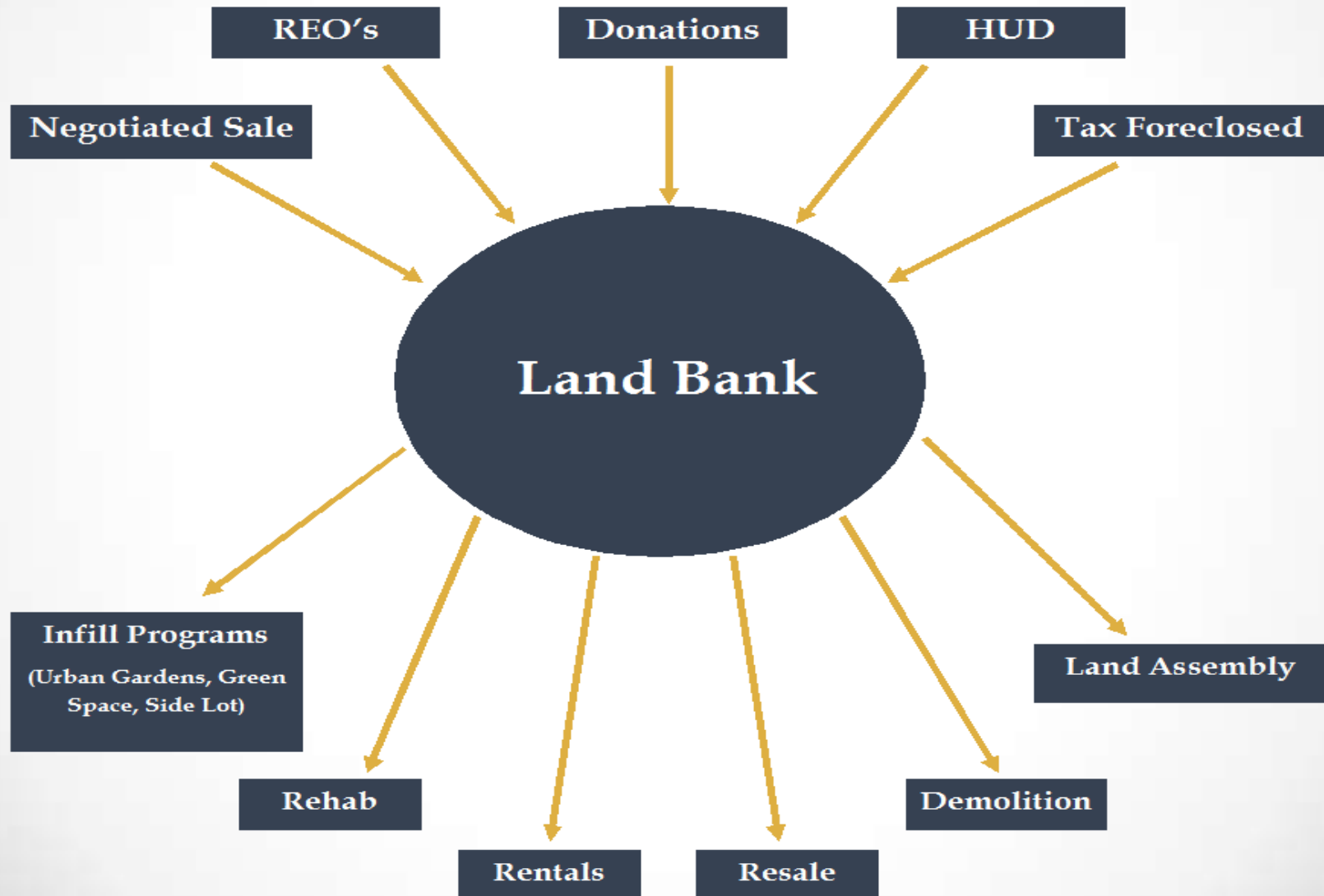


Major Elements of Land Bank

- Acquisition
 - Tax foreclosure
 - Mortgage f/c REO
 - Market purchases
 - Donated property
 - Land banking agreements
- Disposition
 - Sales
 - Side-lots
 - Rehab/resale
 - Rental
 - Greening
 - New construction/
 - Other uses?
- Collaborative strategic planning and reuse
 - Market properties
 - Economic development
 - Capacity building
 - Community resource



Property Triage



How would a Land Bank work in Erie County?

- Start small: Approximately 10 properties throughout the County
- Acquisition: Land bank would acquire properties with a annual Request for Foreclosures (RFF);
- Disposition: Land bank would dispose of each property **in a manner consistent with municipal land-use plans.**

How will the Land Bank acquire properties in your community?

- On or before **February 1** of each year, the land bank will send a letter to each of the municipalities in Erie County soliciting properties for acquisition.
- Prior to **March 31** of each year, each municipality seeking to have the land bank consider acquisition of vacant, abandoned, tax-delinquent or tax-foreclosed property within the municipality, shall provide to the Corporation a certified copy of a Resolution adopted by the municipality which includes the address and Section, Block and Lot (S.B.L.) number of each property the municipality desires the land bank to acquire and lists the addresses in order of priority.
 - Resolution must be accompanied by a Standardized Inspection Report and Maintenance, Disposition and Reuse Plan
- Land bank is currently developing criteria to guide its selection of properties submitted by municipalities
- Land bank can also acquire tax liens and purchase properties at foreclosure auction for properties within any city, town, or village

How will the Land Bank dispose of properties in your community ?

- Disposition of properties by the land bank is required to be in compliance and agreement with each community's adopted land use plans.
- MDR plan should indicate the community's disposition preference
- Land bank can also develop programs for strategic disposition
 - Side lot sales
 - Land assembly
 - Urban gardens
 - Sales
 - Rehab/resale
 - Rental
 - Clean and Green



Thank you!
Questions?